

## London SW6

### 580 Fulham Road

### Fulham

### SW6 5NT

- **Freehold Shop and Residential Ground Rent Investment**
- One flat reversion in 64 years
- Fashionable South West London location
- Close to Parsons Green Underground Station
- Total Current Rents Reserved  
**£29,000 pa**



#### Tenure

Freehold.

#### Location

Fulham is a prosperous, fashionable and highly popular south-west London suburb bordered by Chelsea to the east, Hammersmith to the north and the River Thames to the south.

The property is situated on the north side of Fulham Road, near the busy junction of Kelvedon Road and Parsons Green Lane. Fulham Broadway is some 5 minutes' walk, whilst Parsons Green Underground Station (District Line) is nearby to the south. Occupiers close by include Sainsbury's Local (adjacent), and many other local traders.

#### Description

The property is arranged on basement, ground and two upper floors. The ground floor front provides a shop with ancillary basement accommodation. The remainder of the property provides three flats, which have been sold on long leases.

#### VAT

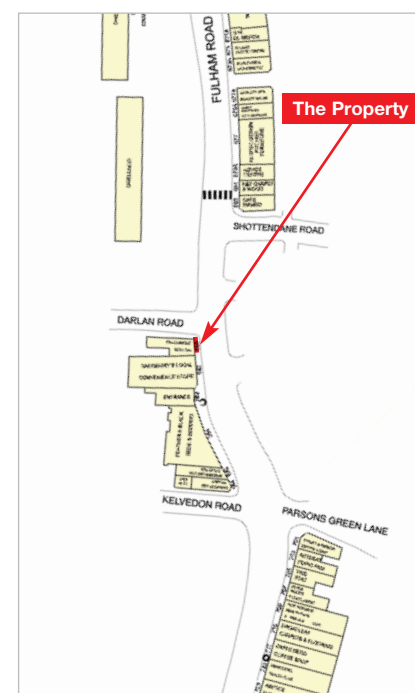
VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor and Basement	B Pietrzyk and N Fundowilz	Ground Floor 58.30 sq m (628 sq ft) Basement 41.20 sq m (444 sq ft) (Not inspected by Allsop, areas sourced from VOA)	15 years from 01.10.2011 Rent review every 5th year The lease contains a break clause in the 10th year	£29,000 p.a.	Rent Review 2021
First Floor 580A	Individual (1)	Flat	189 years from 25.12.1982	Peppercorn	Reversion 2171
Second Floor 580B	Individual (1)	Flat	189 years from 25.12.1982	Peppercorn	Reversion 2171
Ground Floor 1 Darlan Road	Individual (1)	Flat	99 years from 21.12.1982	Peppercorn	Reversion 2081

(1) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the qualifying tenants.

**Total £29,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** S Nelken Esq, Freemans Solicitors. Tel: 0207 935 3522 e-mail: [sn@freemanssolicitors.net](mailto:sn@freemanssolicitors.net)